

Delegated Report		Analysis sheet		Expiry Date:		07/09/2006	
		N/A / attached		Consultation Expiry Date:		16/8/2006	
Officer				Application Number(s)			
Gareth Wilson				1. 2006/3230/P; and 2. 2006/3232/L			
Application Address				Drawing Numbers			
21 Barter Street London WC1A 2AH				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
						Date:	
Proposal(s)							
1. The revision of planning permission dated 19/09/2005 (ref: 2005/1075/P) for the change of use and works of conversion from training centre (Class D1) to residential (Class C3) 8 x 1 bed, 2 x 2 bed and 3 x 3 bed self contained flats to change the mix of residential accommodation to provide 9 x 1 bed, 4 x 2 bed self-contained flats; installation of replacement single glazed windows to match existing windows; removal of small rooftop enclosure; various internal works in connection with alterations to layouts of flats; relocation of the bicycle storage within the basement area; and 2. The revision of listed building consent dated 14/09/2005 (ref:2005/1076/L) for works in connection with the change of use and conversion from training centre (Class D1) to residential (Class C3) 8 x 1 bed, 2 x 2 bed and 3 x 3 bed self contained flats to change the mix of residential accommodation to provide 9 x 1 bed, 4 x 2 bed self-contained flats; installation of replacement single glazed windows to match existing windows; removal of small rooftop enclosure; various internal works in connection with alterations to layouts of flats; relocation of the bicycle storage and provision of SVP pipes within the basement area.							
Recommendation(s):		1. Grant Planning Permission subject to Condition and a S106 Planning Obligation; and 2. Grant Listed Building Consent subject to Conditions					
Application Type:		1. Full Planning Permission; and 2. Listed Building consent.					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	00
Summary of consultation responses:	<p>Secretary of The Swedenborg Society: Reiterating concern raised to previous planning permission that adjacent property is in use for musical events in daytime and evenings and new residential will be in close proximity. <i>[The site has been previously approved for residential development, the current application relates only to layout and detail changes not a change in land use. Given the circumstances the concerns of the neighbouring use that residential may be inappropriate is not given weight in this assessment]</i>.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Bloomsbury CAAC: No response</p>					

Site Description

The subject site is a three-storey plus basement grade II listed building within the Bloomsbury Conservation Area. The building is currently vacant and was formerly used as a training centre (linked to a training centre at 17-19 Barter Street next door) in association with offices at 2-3 Bloomsbury Square. The immediate surroundings are characterised by a mix of residential and office uses. The site was approved in 2005 for change of use to residential.

Relevant History

Granted 19/09/2005 ref: 2005/1075/P Change of use from training centre (Class D1) to residential (Class C3) to provide **8 x 1 bed , 2 x 2 bed and 3 x 3 bed** self contained flats.
&

Granted 14/09/2005 ref: 2005/1076/L Internal and external works to include; interior to be stripped out and re-fitted with partitions, existing single storey extension to the rear lightwell to be removed, re-instatement of window openings, secondary glazing to windows, existing roof, external walls and external joinery to be repaired as required to match existing in association with residential change of use.

Linked applications:

Granted 05/08/2005 ref: 2005/1082/p & 2005/1083 planning permission and conservation area consent granted for the demolition and redevelopment of 9-10 Southampton Place, 3-9 Southampton Row, and demolition and redevelopment behind the retained facade at 121-126 High Holborn, 1 and 11-13 Southampton Row to **provide new office and retail accommodation** together with associated plant, servicing and parking on 5th August 2005 subject to a section 106.

Granted 08/09/2005 ref: 2005/1073/P planning permission for change of use from office (Class B1) and 2 self contained flats (Class C3) to **6 x 2 bed** self contained flats (Class C3) at first, second and third floor levels and a rear extension at third floor level of no. 131-132 High Holborn.

Granted 01/012/2005 ref: 2005/1074/P Change of use from a training centre (Class D1) to residential use (Class C3) to provide **4 x 1 bed , 2 x 2 bed and 2 x 4 bed** self contained flats 17-19 Barter Street.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

UDP 2006 H7, H8, T3, B1, B3, B6, B7, N4, SD3.

SPG 2002 2.3 Internal arrangements

Assessment

The application site is a Grade II listed building within the Bloomsbury Conservation Area. The building is now a training centre, but was originally a warehouse dating from the mid 19C.

The proposal

Variation of planning approval ref: 2005/1075/P dated 19/09/2005, including:

1. Internal alterations to the layout of flats resulting in the loss of 3X3 bed flats and increase of 1x1 bed flat and 2X2 bed flats
2. Replacement single glazed windows to match existing
3. Internal alterations to the basement including the provision of SVP pipes through vaults
4. Removal of small rooftop enclosure

Mix of unit sizes policy

The principle issue with regards to this proposal, in land use terms, is the change in the mix of residential units having regard to the provisions of Policy H8.

H8 states that the Council will only grant planning permission for residential development that provides an *appropriate* mix of unit sizes, including large and small units. The supporting text states that larger units of three or more bedrooms provide flexibility and can be used by a range of household sizes, including families. Where possible, large units suitable for families should be provided on the ground floor and should have access to gardens or public open space where children can play in safety. Where they are provided above the ground floor and do not have access to a garden, units should be within 400 metres of public open space, or with access to alternative external amenity space.

The scheme must be considered in context of the original proposal that was submitted in order to provide off-site housing in conjunction with two other sites (17-19 Barter Street and 131-132 High Holborn) for a major office/retail development at 125 High Holborn. The overall scheme provides a mix of affordable and private housing, of which the latter is the subject of this application. The subject site provides 1,113sqm of residential floor space, which accounts to 46% of the total housing provision required by policy SD3. The S106 attached to the permission at 125 High Holborn requires the implementation of the residential use the subject of this application.

Consequently the agreed mix of units for the three residential sites comprises 12x 1-bed; 10x 2-bed, 3x 3-bed and 2x 4-bed units. This revision would change the overall mix to 13x 1-bed, 12x 2-bed and 2x 4-bed, effectively removing the 3-bed units and adding 1x 1-bed and 2x 2-bed units.

Having regard to the heavily built up character of the Central London Area and the limited availability of amenity space; the fact that the 3-bed units already permitted at the application site do not have access to the only external amenity space available (there will be no change in that a 2-bed unit will still have access to the space); the fact that there is private market demand for smaller units as well; and the fact that two large (4-bed) affordable units will be provided on another site with a significant proportion of 2-bed units suitable for occupation by small families; means that the proposed mix is appropriate and therefore complies with H8.

It is considered therefore that the principle concern, to achieve correct levels of compensatory floorspace with regard to the development at 125 high Holborn, is still satisfied by the variation now proposed. The new layout scheme is therefore considered acceptable

in context of the larger development on all four sites.

The proposed accommodation standards are acceptable and accord with SPG guidelines.

In light of the material change in policy circumstances since that last application was approved, consideration must also be given to Lifetime Homes and contributions to public open space (Policies H7 and N4). As there is an extant permission that would not comply with either policy (no lift and no contribution to POS) that could be implemented, to require full compliance with the policies would be unreasonable in this case.

Given the housing provision is above the required threshold of 5 new units, the 4 x 2-bedroom units are required to contribute to local educational facilities (total sum: £17,356.00).

There is no objection to relocation of the bicycle storage within the basement.

Works to listed building

Windows: The original scheme was for replacement windows with double glazing. This was element of the application was revised to single pane glazing windows to match existing in design and materials following site meeting with conservation officers. This is considered acceptable.

Internal alterations to the basement: The changes to the basement will not affect the special interest of the listed building, as they are in areas of the basement where the vaults have been gutted. There is no objection to relocation of the bicycle storage within the basement.

However, SVP pipes are proposed at rather random locations in the western section of the basement, which contains original vaults. The running of SVP pipes through this location is regrettable, but there is no other solution to the runs for these pipes. The revised scheme now proposes pipes that are cast iron and fit in with the character the listed building. This is considered acceptable.

Internal alterations to the layout of flats: These alterations are considered acceptable, as they will not affect the special interest of the building.

Removal of small rooftop enclosure: This is a later addition, which has no special interest to the listed building and is not visible from the street. Its removal will not harm the building or the conservation area and is therefore acceptable.

Recommendations

The proposals are acceptable in terms of conservation and urban design.

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